

**SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
March 24, 2015**

CALL TO ORDER

Chair Solomonson called the March 24, 2015 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The following Commissioners were present: Chair Solomonson; Commissioners Ferrington, McCool, Peterson, and Schumer.

Commissioner Thompson was absent.

APPROVAL OF AGENDA

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to approve the March 24, 2015 Planning Commission meeting agenda as presented.

VOTE: Ayes - 5 Nays - 0

APPROVAL OF MINUTES

MOTION: by Commissioner Ferrington, seconded by Commissioner Peterson to approve the February 24, 2015 Planning Commission meeting minutes, as presented.

VOTE: Ayes - 4 Nays - 0 Abstain - 1 (Schumer)

Commissioner Schumer abstained, as he did not attend the February 24th meeting.

Chair Solomonson noted Commissioner Doan's arrival at 7:03 p.m.

REPORT ON CITY COUNCIL ACTIONS

City Planner Kathleen Castle reported that the City Council approved the following as recommended by the Planning Commission:

- Conditional Use Permit for Michael Weber at 4136 Reiland Lane
- Minor Subdivision for James Medin at 4135 Rice Street

NEW BUSINESS

PUBLIC HEARING - MAJOR SUBDIVISION - PRELIMINARY PLAT

FILE NO.: 2565-15-08
APPLICANT: ZAWADSKI HOMES, INC.

LOCATION: 244-273 GRAND AVENUE/244 OWASSO BOULEVARD NORTH

Presentation by Senior Planner Rob Warwick

In 2013, Zawadski Homes submitted a Concept Planned Unit Development (PUD) for this property. The City Council expressed concerns about use of private roads/driveways for access to lots with frontage on unimproved Grand Avenue. All proposed lots will have public road frontage. The City's Capital Improvement Program (CIP) shows implementation in 2016 of some improvements scheduled for 2019. The 2016 improvements include Grand Avenue to Janice Alley with a connection to Centre Street. This would address the City's concerns about access from private roads and provide improved public street access to the proposed lots and neighborhood. The trail connection that was included in the Concept PUD has been eliminated. The City's street improvement project includes a trail connection for this neighborhood to the County Park trail system.

The property consists of 2.75 acres and four current tax parcels. There is an existing single-family home at 244 Grand Avenue. The proposed plan of 3.65 units per acre is consistent with the Comprehensive Plan designation of Low Density Residential. It is also compatible with adjacent land uses designated as Low Density Residential. The subdivided parcels will comply with R1 district standards. The proposed subdivision would be for 10 lots to develop detached single-family homes. The proposal is subject to a Purchase Agreement with the owner, Carol Osterbauer. The plat also requests a vacation from right-of-way that will be decided by the City Council.

Drainage and utility easements are shown at the side and rear lot lines as required. There are a number of storm water ponds within the development area. Proposed changes to the existing grade will use gravity to drain water to existing storm water ponds. Staff has concerns that rear yard lot locations for the ponds are not conducive for access to the ponds for maintenance because of homeowner use of the property. Staff is recommending the use of infiltration basins to address drainage needs. The proposal is subject to a permit from the Ramsey Washington Metro Watershed District.

The vacation of right-of-way raises the concern that while the right-of-way requested is not improved, there are current residents who use the right-of-way for access to rear yards and garages.

The property is wooded with approximately 50 landmark trees on the site. It is anticipated that approximately half will be removed for grading and home development. Tree replacement will be required as stipulated in City Code.

Property owners within 350 feet were sent notices of the proposal. Three comments were received indicating concerns that the development will change the neighborhood character with traffic, removal of vegetation, and impact on wildlife. The vacation request and use of alleyways will impact access for current residents. The Lake Johanna Fire Department has stated that if temporary access roads are used, they must be maintained until Grand Avenue is improved. Also, access must be maintained for the two hydrants on Grand Avenue.

Commissioner McCool stated that the lots would be in compliance without vacation and asked the reason for vacation. Mr. Warwick explained that this is the only place in the City where alleys are platted. When the road improvements are done for the area, excess right-of-way would not be necessary for the City to retain, and vacation could occur. This application accelerates vacation that would eventually occur.

Commissioner Ferrington asked the difference between using drainage ponds and infiltration methods. Mr. Warwick explained that the soil in the development area is sandy and very conducive to installation of perforated pipes that can collect water and allow water absorption underground. Commissioner Ferrington clarified that the developer would put in such pipes and the City would then maintain them. She expressed concern about North Owasso Boulevard because it is steep and questioned whether an infiltration system would work in that location.

Commissioner Doan asked if there are any plans to connect Grand Avenue to Owasso Boulevard and the current plan for a trail. Mr. Warwick answered that there are no plans to connect Grand Avenue and North Owasso Boulevard. Now that the trail connection to the County Park is part of the City street improvement plan, it is not included in this development.

City Attorney Kelly stated that proper notice was given for the public hearing.

Chair Solomonson opened the public hearing, stating that questions will be heard and answered at the end of public comments.

Ms. Lila Santana, 207 North Owasso Boulevard, asked if alley access to her property will be impacted by the requested vacation.

Mr. Frederick Gelbman, stated that he is representing Lois Gelbman at 294 Janice. His concern is that the topography is steep and that careful erosion controls are needed to prevent direct discharge of sediment into the Lake Wabasso.

Mr. Robert Hirsch, 266 North Owasso Boulevard, expressed concern that there are four lots facing North Owasso because of access issues. North Owasso is a very busy street, especially with railroad traffic. The neighborhood is quite eclectic and consideration needs to be given to the size of lots, type of housing and beauty of the neighborhood. Also attention is needed for water runoff and water pressure. He invited the developer to have a meeting at his house with neighbors, to discuss issues, but that has not happened.

Mr. Simon Ferriere, 222 Grand Avenue, agreed with Mr. Hirsch's comments. He stated that there are young children in the neighborhood. If Grand Avenue is changed to a through street, he is concerned about traffic and safety for the children.

Mr. Lee Bryngelson, 277 North Owasso Boulevard, stated that his major concern is how the vacation will impact access to his property. He has solely maintained the alley off Centre Street. If he were to lose 10 feet of the alley, he will not be able to back out of his garage or maneuver cars and boats. Also, there will be no place to push snow. Whatever drainage system is used, he wants to be sure his basement is not impacted, as his sump pump runs continuously during spring and heavy rain events.

Mr. Chris Nolan, 291 North Owasso Boulevard, expressed concerns about extending Grand Avenue beyond his property because of increased road traffic. He would prefer that Grand only extend to the new proposed lot but not all the way to Janice. Mr. Warwick noted that the Fire Department has recommended that both Janice and Grand Avenue have more than one connection for emergency access.

Mr. Steve Zawadski, Developer, stated that the style and quality of homes planned will be an asset to the neighborhood. The project engineer is working on an infiltration system to eliminate at least some of the ponds. He cannot present an infiltration system plan until he knows that it will work properly. He stated that the vacation of right-of-way previously identified behind 277 and 271 North Owasso Boulevard will not be requested.

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to close the public hearing.

VOTE: Ayes - 6 Nays - 0

Mr. Warwick stated that the City does not maintain any of the alleys shown in the plat but does not prevent public use of them for access. He does not see that traffic would increase with vacation. It should reduce use. He explained to Ms. Santana that vacation will not affect her use of that portion of the alleyway that she uses to access her home from the east.

Mr. Warwick stated that there should not be a problem with water pressure since this area is low topographically. Dirty water should improve with more users in the area and water being pushed more often through the pipes. He noted the Fire Marshall's comment that before installing any temporary roads for access, a plan must be submitted to the City for review and approval. Erosion control will be a part of the final plat review and construction plans.

Commissioner Ferrington clarified that the property owners at 277 and 271 would still have continued use of the alley if vacation were not extended to their properties.

Mr. Bryngelson stated that he agrees with the developer to not request vacation of the alley behind his home. He suggested that the developer develop a plan that would provide access to the proposed lots off Grand Avenue. Then there would not be any issues with alleys.

Commissioner Doan asked if there would be future requests for vacation on Centre Street. Mr. Zawadski stated that Centre Street is 60 feet wide. A vacation of 30 feet would be requested. The property owner at 277 would have continued access over the west half (30-feet) of the street.

Commissioner Doan asked if the cost of the extension of Grand Avenue will be assessed back to homeowners. Mr. Warwick explained that the Development Agreement will include apportionment of costs for the developer and how those costs will be paid to the City. There will be assessments to homeowners under the City policy for assessments.

Commissioner Peterson asked if the City needs access easements to the infiltration system for maintenance. Mr. Warwick stated that the City will need access to all infiltration and drainage systems. Vacation can be allowed as long as there are drainage system access easements.

Chair Solomonson asked the replacement rate for landmark trees. Mr. Warwick stated that requirements are based on lot area. If mass grading were done, tree replacement would be a 3:1 ratio. Grading on lots under 20,000 square feet requires tree replacement on a 1:1 basis. Planting can be done on the subject property or on other public land as identified by the City.

Commissioner Ferrington stated that the language of the motion is not strong enough to adequately address drainage. There are many areas that have steep topography and there is close proximity to a nice lake that needs to be preserved.

Commissioner Peterson noted that the proposed motion only mentions temporary driveways as being reviewed by the Department of Public Works on a lot by lot basis and will contact the Fire Marshal relating to access for emergency vehicles. He suggested adding the condition as stated by the City Engineer.

City Planner Castle noted that the 12 conditions in the staff report are the conditions that should be in the motion.

Commissioner McCool stated that he can support the preliminary plat and understands that the Public Works Director has final approval for drainage issues. Condition No. 1 should reference the fact that the lot boundaries for Lot Nos. 1 and 2 should be adjusted to reflect that no vacation will be requested.

Commissioner Doan suggested adding language that would insure that access to 277 from Centre Street would not be prohibited or impacted with the vacation and once the grading and drainage plans are approved by the Public Works Director.

Commissioner McCool asked if the entryway to 277 would be modified, if needed, to make the driveway accessible. Mr. Zawadski stated that he believes the City will want to maintain access with an improved surface, which would help driveway access.

Chair Solomonson noted that all lots meet City standards and he supports staff's recommendation.

MOTION: by Commissioner McCool, seconded by Commissioner Schumer to recommend the City Council approve the Preliminary Plat application submitted by Zawadski Homes to subdivide and develop the property at 244 Grand Ave. and the adjacent vacant property into 10 lots for single-family detached homes. Said recommendation for approval is subject to the following 12 conditions as listed on page 6 of the staff report, with two modifications: (1 at the end of condition No. 1, state that the boundaries for Lot Nos. 1 and 2 on the final plat shall be revised to reflect that there will be no vacation of the alley abutting such lots; and 2) condition No. 12 shall also state that the developer shall work with City staff to develop plans for improvements, as needed, to the remaining portion of Centre Street to provide adequate access for City purposes and the purposes of the neighbors. The motion is based on the four findings of fact listed in the motion sheet:

1. The approval permits the development of a detached single-family residential subdivision providing 10 parcels for single family residential development. Revisions shall be made to proposed Lots 1 and 2 that do not show any accrued alley right-of-way.
2. Final grading, drainage and erosion control plans are subject to the review and approval by the Public Works Director prior to approval of the Final Plat. Issues identified in the memo dated March 18, 2015 by the City Engineer shall be addressed with the Final Plat submittal.
3. Final utility plans are subject to review and approval by the Public Works Director. Utilities shall be located underground as required by Code.
4. A Development Agreement, Erosion Control Agreement shall be executed and related securities submitted prior to any work commencing on the site. A Grading Permit is required prior to commencing work on the site.
5. The development of this subdivision shall comply with the comments of the LJFD dated March 19, 2015. A fire hydrant shall be installed to serve Lots 1-4 prior to submittal of a building permit application for those lots.
6. A Public Recreation Use Dedication fee shall be submitted as required by City Code prior to release of the Final Plat.
7. A landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the Final Plat application.
8. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements shall be provided over the proposed stormwater management areas, infiltration basins and as required by the Public Works Director.
9. The developer shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.
10. The Developer shall submit a schedule for construction that reflects the comments of the LJFD and the 2016 planned street improvements by the City.
11. If construction on Lots 1 thru 4 is proposed prior to the completion of the City street improvements, the Developer shall submit access plans for those Lots that comply with the requirements of the Uniform Fire Code.
12. The Developer shall submit a petition for Vacation of the public right-of-way with the Final Plat application. The Vacation request shall not include the alley right-of-way north of 271 and 277 North Owasso Blvd. Centre Street shall retain sufficient width to provide the City access for stormwater infrastructure maintenance and to provide access to existing residents who now rely on the right-of-way.

Findings of Fact:

1. The proposed development plan supports the policies stated in the Comprehensive Plan related to land use and housing.
2. The proposed development plan carries out the recommendations as set forth in the Housing Action Plan
3. The proposed development plan will not adversely impact the planned land use of the surrounding property.

4. The preliminary plat complies with the subdivision and minimum lot standards of the Development Code.

Discussion:

Commissioner Ferrington expressed appreciation for the language regarding erosion control and grading with required approval by the City Planner and Public Works Department.

VOTE: Ayes - 6 Nays - 0

SITE AND BUILDING PLAN REVIEW

FILE NO: 2564-15-07
APPLICANT: RYLAUR, LLC/OAK HILL MONTESSORI
LOCATION: 4665 HODGSON ROAD

Presentation by City Planner Kathleen Castle

The Oak Hill Montessori property consists of 4.52 acres with a lot width of 420 feet. This application is a site plan review for a classroom addition of 1,647 square feet. The property is zoned O, Office. Private schools are allowed in this zoning district through the Site and Building Plan Review process. Surrounding land uses include low density residential to the north and west; commercial to the south; senior living to the northeast; and commercial to the east in North Oaks. Policy Development Area (PDA) No. 9 regarding possible redevelopment immediately to the north and the Highway Corridor Transition Study both recognize potential expansion of the school property further north. Use of the property is consistent with the land use designation and does not conflict with planned land uses.

Expansion of the school parking area would add 30 new spaces on the north and west sides of the existing parking lot. This would mean a total of 72 parking stalls rather than the 18 minimum required. The reason for expanded parking is that currently Oak Hill uses approximately 23 parking spaces on the Rainbow site. It is anticipated that access to parking on the Rainbow site will not be possible with redevelopment. Parking is designed to be adequate for special events during the year. The City is requesting an increased setback to 20 feet from Hodgson Road for the parking lot and the addition of a parking lot island. Also, the Development Agreement will address parking lot screening if the property were to be sold. The applicant has expressed concerns because proof of parking was shown on plans submitted in 2002, but staff would like to see the parking lot conform to current standards. The proposed building addition complies with all minimum structure setbacks. The architectural design is consistent with the existing structure. The basketball court, existing fencing and a hard surface area will be relocated and reconstructed.

There is an existing pond to accommodate current and future school parking lot expansion. Because the expansion disturbs less than one acre, no permit is required by Ramsey Washington Metro Watershed District. Ramsey County has indicated that no modifications are needed to the pond. Impervious surface coverage on the site is 38%.

Notices were sent to property owners within 350 feet. No comments were received. The Fire Department requires a sprinkling system and an alarm notification device in the school. Staff believes the improvements are consistent with the Development Code and Comprehensive Plan. Staff is recommending approval.

Commissioner McCool asked if a variance was granted in 2002 for the parking setback of less than the required 20 feet. Ms. Castle answered that only a notation was made in the file. There was no variance. The school district owns the property to the north, and it is anticipated there will be further expansion in which case a variance would not be needed. Therefore, a variance is not proposed with this review.

Chair Solomonson asked the reason for the parking island and if there would be additional requirements for lighting. Ms. Castle stated that the parking island will add vegetation and shade. The now required 20-foot setback plus the island would reduce the total number of parking stalls by two. No additional lighting will be needed.

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to recommend the City Council approve the Site and Building Plan review application submitted by Rylaur, LLC on behalf of Oak Hill Montessori School, 4665 Hodgson Road, for a building addition and parking lot expansion. Said approval is subject to the following:

1. This approval permits the expansion of the Oak Hill Montessori School and parking lot in accordance with the plans submitted as part of this application dated March 16, 2015. The plans are subject to revisions as specified in the conditions.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project. The Site Development Agreement shall address the setback of the parking area from the northern property line and needed screening in the event this property is sold to another party for single- residential use.
4. A landscape plan shall be submitted that identifies screening of the parking lot from the front property line adjacent to Hodgson Road.
5. The proposed parking area shall be revised increasing the setback from Hodgson Road to 20-feet and incorporation one parking lot island into the design.
6. Stormwater drainage calculations will be required for future site improvements that increase the impervious surface coverage on this site.
7. A fence permit is required to reconstruct and relocate the existing fencing enclosing the play area.
8. The applicant shall address the comments submitted by the Fire Marshall with the building permit submittal.
9. The applicant shall address the comments from the City Engineer prior to the issuance of a building permit.
10. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The proposed development complies with the standards (as conditioned) of the City's Development Code.
3. The proposed improvements will not conflict with or impede the planned use of adjoining property.

VOTE: Ayes - 6 Nays - 0

VARINCE - SITE AND BUILDING PLAN REVIEW - WATER TREATMENT PLANT

FILE NO: 2563-15-06
APPLICANT: CITY OF SHOREVIEW
LOCATION: 881 HIGHWAY 96 WEST

Presentation by City Planner Kathleen Castle

The City is seeking Site and Building Plan review for the proposed water treatment plant at 881 Highway 96. The purpose of the water treatment plant is to address increasing levels of iron and manganese in the municipal water supply and to comply with Environmental Protection Agency drinking water standards. The variance requested is to exceed by 2 feet the maximum building height allowed of 35 feet and allow a building height of 37 feet.

The property is zoned R1, Detached Residential and is in the Lake Martha Shoreland District where stricter standards apply. Quasi public uses are allowed in R1 districts through the Site and Building Plan Review process. Surrounding land uses include senior living facility to the north; county recreational open space to the south; industrial to the west and the City campus and library to the east. The property is in PDA No. 7 for the Shoreview Commons and also in PDA No. 6 to the west for a potential Town Center.

The public use of the property is consistent with the land use plan. The proposed use will not conflict with planned land uses in the area. The treatment plan is a public purpose to provide a safe water source for the City. The access drive will be off Victoria and will be repaved. A small parking area north of the building is planned with four parking stalls. Fencing in the area will be replaced.

The grading, drainage and storm water management will require a permit from Rice Creek Watershed District. The northern portion of the property will not be disturbed. Runoff from the parking and driveway areas will flow into an existing biofiltration basin. Also, drainage swales are proposed to the east and south to direct runoff to the drainage basin. Impervious surface coverage on the site is being reduced from 48.6% to 45.7%. The standard for the R1 District is 40%, but there is a provision in the Development Code that allows impervious surface coverage to be maintained or reduced with redevelopment. There are nine trees to be removed mainly for storm water management. They will be replaced at the required 1:1 ratio on the south side of the property.

The building height proposed is 37 feet from the grade to the midpoint of the roof, which is 2 feet above the 35 feet allowed. The height is 40 feet measured at the peak. Therefore, a variance is requested. Staff believes practical difficulty is present. Application of a residential standard to a non-residential use creates difficulty. The building height does comply with commercial, office and industrial zoning district standards. The height is driven by the equipment needed for the plant design. This is a reasonable location for the water treatment plant to connect to the water infrastructure. A gabled roof is proposed that is consistent with the design of other buildings in the Commons area. The senior living building, Summerhouse, immediately to the north, is 40 feet in height to the midpoint and 50 feet to the peak. Setbacks exceed requirements. The building will not be visually intrusive to adjacent properties or Highway 96.

Notices were sent to property owners within 350 feet. No comments were received. The Fire Department requires a sprinklered system in the building and that it meet other Fire Code requirements.

Staff finds that the use is consistent with the Comprehensive Plan and Development Code. The proposal is in compliance with all requirements except height. Practical difficulty exists with this non-residential use. The increased height will not negatively impact adjacent land uses. Staff recommends approval of the variance and a recommendation to the City Council for approval of the site and building plan review.

Commissioner Peterson asked how the impervious surface will be reduced. It appears the surface is now pervious dirt. Ms. Castle explained that the soil on the site is heavily compacted and considered impervious. She referred Commissioners to a map that shows impervious surface after construction resulting in an impervious surface reduction.

Chair Solomonson asked a series of questions regarding: 1) whether the water treatment plant will treat all six wells; 2) whether there will be odor, noise or waste product issues; 3) if an aeration system will be used; 4) if residual minerals will be flushed out immediately and not settle; 5) security; and 6) repurposing plans for the building if the City converted its water supply to the St. Paul Water Utility.

Ms. Castle explained that all except one well are in close proximity to the treatment plant, and there will be a pipe a connection to the sixth well. The water pumped into the treatment plant is treated for chlorine, flouride, iron and manganese and then pumped to the two water towers. There will be no odor. There is a generator, but that will be enclosed. Waste sludge will be cleaned regularly from the plant and discharged into the sanitary sewage system.

City Engineer Wesolowski responded that the design of a gravity filtration plant determined the height. The water will be aerated first and then chlorine added. Water is then filtered through sand and into the City water system. There are two underground backwash tanks to allow waste to settle. Approximately 90% of the backwash water can be reused. Then the sediment is cleaned out. Currently, the lines are flushed twice a year. Once the system is in place it will take a couple years when the lines will be continually flushed. The water will get better and better as minerals are flushed out regularly. Security will be similar to City Hall with a key card system. There will also be an alarm system that goes to staff smart phones. Any movement in the building can be determined. If the City were to go to the St. Paul Water Utility system, current discussions recognize that there could be drought conditions when municipal systems would be

used. There might also be blending of water from the City and St. Paul. The plant could be upgraded for untreated water to be brought in and treated.

Chair Solomonson opened the discussion to public comment.

Mr. David Thomas, 890 Highway 96, asked if the chlorine is being relocated or being added. Also, he asked for clarification of the fence removal. He put in the fence to close off access from any direction except Highway 96. Ms. Castle stated some fencing will be removed but will be replaced with a 6-foot tall chain link fence in the north portion and a 6-foot landscape fence on the southern portion. Mr. Wesolowski added that there will be no access from any direction but Highway 96. There is a storage room at the booster station for chlorine cylinders. It will be moved to the water treatment plant and stored there. There are automatic shut-off valves and sensors to detect any leak. If there is a leak, all venting will be shut down and an alarm will alert the City and Fire Department.

MOTION: by Commissioner Ferrington, seconded by Commissioner Schumer to adopt Resolution 15-18 approving a variance to exceed the permitted 35-foot building height in the R1, Detached Residential Zoning District to 37 feet for the proposed water treatment plant. To recommend the City Council approve the Site and Building Plan review application for this project, subject to the following:

Variance

1. This approval will expire after one year if a building permit has not been issued for the project.
2. The approval is subject to a 5-day appeal period.

Site and Building Plan Review

1. The property shall be developed in accordance with the plans submitted as part of this application. Minor changes to the plan may be allowed provided approval is received from the City Planner. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission and the City Council.
2. The project is subject to the permitting requirements of the Rice Creek Watershed District (RCWD), and a copy of the RCWD permit shall be submitted to the City prior to issuance of a building permit for the project.
3. Erosion and Sediment Control BMPs shall be installed prior to any site disturbance, and maintained during construction in accordance with City regulations.
4. The items identified in the email from the Fire Marshal must be addressed with the Building Permit submittal.
5. The applicant shall address the comments from the City Engineer prior to the issuance of a building permit.
6. No site access from Highway 96 is permitted.
7. All work within the Highway 96 right-of-way is subject to the permitting authority of Ramsey County.
8. Tree removal requires replacement trees per City Code A tree replacement and landscape plan shall be submitted and approved by the City Planner prior to issuance of a building permit.

9. Approval is subject to the adoption of Resolution 15-18 approving a variance to increase the permitted building height to 37’.
10. This approval shall expire after one year if a building permit has not been issued and work has not begun on the project.

This approval is based on the following findings of fact:

1. The proposed land use is consistent with the designated Institutional land use in the Comprehensive Plan.
2. The proposed development complies with the standards, with the exception of building height, City’s Development Code.
3. The proposed improvements will not conflict with or impede the planned use of adjoining property.
4. Resolution 15-18 states the findings of fact for the building height variance.

VOTE: Ayes - 6 Nays - 0

MISCELLANEOUS

City Council Meetings

Commissioners Schumer and Peterson are respectively scheduled to attend the City Council meetings of April 6th and April 20th.

ADJOURNMENT

MOTION: by Commissioner Schumer, seconded by Commissioner Peterson to adjourn the meeting at 9:54 p.m.

VOTE: Ayes - 6 Nays - 0

ATTEST:

Kathleen Castle
City Planner